

Master Plan Map Comments for  
Planning District 11

Order:

- a. Submitted in Numerical Order (PD X – X.R)
- b. Staff Recommendation(s) in Numerical Order  
(PD X- X)
- c. Multiple Amendments



1 November 2011

New Orleans City Planning Commission

1340 Poydras Street

New Orleans, LA 70112

[cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

Sierra Club New Orleans Office: Zoning Comments general and for Planning District 8 & part of PD 11, Lower Ninth Ward/Bayou Bienvenue Area

Dear Commission and Staff,

These are the comments of the Sierra Club New Orleans Office, which should be added to comment card submitted at the Zoning District 11 & District 8 meeting.

Some general comments there needs to be a better way to involve the community leaders in this process. The "Public Meeting" did not allow a full platform for community leaders to conduct an open dialog with planning commission staff and fellow community leaders. The meetings were designed to not allow open public comments except on cards handed out by the planning commission staff. There was no space allowed for public dialog about the wants of the community.

The zoning maps present at the meeting were confusing and hard to understand. Before the next public meeting these visual presentation of the maps needs to be greatly improved. The maps were to reconfirm the will of the community as developed in the Master Planning Process. The maps on the web page were also hard to read unless one zoomed into an area and then zoom out to understand the context of the maps.

My understanding is that the City Planning Commission hired a firm to work on these maps and presentations, if so the City Planning Commission if not get good value for the work presented.

The New Orleans Planning Commission needs to rethink the idea of having Zoning and Master Plan Annual Change in the same meeting. There is much confusion in neighborhoods about the difference between the two process and need a better way to should the process of the Master Plan Change Process.

Here are Comments:

1. Support the fact that Barrow Pits are not allowed in Orleans Parish
2. Support Environmental Sensitive Area zoning of properties in New Orleans East near the Bayou Sauvage National Wildlife Reserve.
3. Need added to zoning document:
  - a. Zoning rules and regulations for the operation and placement of Auto 'Junk Yards—Auto Parts—pull your-own operations' this is a real problems along Old Gentilly Ave and Almonaster Ave'
    - i. Possible ground water pollution
    - ii. Possible fire on the sites with air pollution impact on surrounding neighborhood.
  - b. Zoning Rules and regulations need for concrete disposal site and the breaking up of concrete. A number of site have been developed along Almonaster Ave over the last few year (2009-2010) also one located at Higgins Blvd and Alvar St started just this year.
    - i. Dust from sites air pollution issue for surrounding neighborhoods
  - c. Zoning rules and regulation related to 'wood recycling' sites along Almonaster Ave.
  - d. Are there rules and zoning regulations for the location and operations of construction waste landfills in Orleans Parish? We support the banning of any new landfills or waste transfer sites in Orleans Parish
  - e. Need to include in zoning rules and regulations for all commercial and industrial site better control rainwater run-off. Need to work with the Sewage & Water Board in their EPA permitting process to better control storm-water run-off in Orleans Parish
4. Do not support proposal of Port of New Orleans to Change zoning along Gulf Intercoastal Waterway on the north side between the IGWW and Almonaster Ave to industrial zoning

- without some site review of the small remaining cypress swamp and wetlands areas in the area of proposed change (This might be under the Master Plan Changes PD9-18)
5. Do not support proposal of Port of New Orleans to Change zoning along Gulf Intercoastal Waterway along the south side of the IGWW along Paris Road. (This might be under the Master Plan Changes "PD11-18")
    - a. This area should be zoned as an Environmental Sensitive Area for the properties currently without any development.
      - i. There needs to be a close look at the current development sites to see if they have the proper permits for the developments that are currently operating along Parish Road in Orleans Parish.
  6. The area in District 11 south of the Gulf Intercoastal Waterway and north of Planning District 8 should be zoned as Coastal Zone or Environmental Sensitive
  7. The Bayou Bienvenue area in planning District 8 directly adjacent the Florida Ave between the St. Bernard Parish Line and the Inner Harbor Navigation Canal should be zoned a Open Space and Park land,
    - a. With the understanding that there are several projects being worked on by the City of New Orleans, New Orleans Sewage & Water Board, the Lower 9<sup>th</sup> Ward Center of Sustainable Engagement & Development, and other to plan coastal restoration projects in the 433 acre of open water.
  8. The entire area south of the Gulf Intercoastal Waterway in Orleans Parish except the land where Southern Scrape currently operates should have no zoning which would allow any development not in keeping with a open space - parkland zoning.
  9. Support rezoning Delery St Riverfront Playground to OS/N. (Delery/MR levee/Tricou extension/Alhambra).
  10. Support staff recommendation for MI zoning along Mississippi River if this zoning will allow the following usage.
    - a. The area in front of Jackson Barracks along the Mississippi River, which we think should be more properly OS/N (Delery to St B Parish line on batture). This section of the Barracks includes remarkable setting of antebellum homes of interest to the public, and viewable from the levee
    - b. Oppose Port of New Orleans proposed Master change "PD8-18"
    - c. Support vision developed by the Lower 9<sup>th</sup> Ward Neighborhood during the Lambert Planning process on pages 17-18 of the Lambert plan for a mixed use area along the Mississippi River between Albo St to Tricou St and from Bienvenue St. to the Mississippi River.
  11. The levee on both sides of the floodwall between Urquhart St to Florida Avenue you have recommended MI/HI. We do not agree. All neighborhood plans and plans of the Corps of Engineers have this area designated as park/open space/recreation (OS/N). This area has been cleaned up from industrial use at great public expense and has no anticipated industrial use.

For the record we support the changing of the Planning District boundaries between the 11<sup>th</sup> and the 8<sup>th</sup> District. The current line for planning district 11 extends south of the Gulf Intercoastal Waterway along Paris Road to the northern side of Bayou Beinvenue then eastward along the Orleans Parish -St. Bernard Parish boundary then along Florida Ave in the Lower 9<sup>th</sup> Ward. As the Planning Commission knows from the planning efforts since Hurricane Katrina, a number of neighborhood groups in the Lower 9<sup>th</sup> Ward along with a number of local and national Environmental NGO's, the City Of New Orleans and the New Orleans Sewage & Water Board have been rethinking the value and use of the area current in the 11<sup>th</sup> planning district. It makes sense to redraw the Planning District boundaries between the 11<sup>th</sup> and the 8<sup>th</sup> District so that the area south of the Gulf Intercoastal Waterway is included in the planning District 8.

Please let us know the process for changing the Planning District boundaries between the 11<sup>th</sup> and the 8<sup>th</sup> District

We support the Comments submitted by the Lower 9<sup>th</sup> Ward Center for Sustainable Engagement & Development and the Holy Cross Neighborhood Association.

We would like to be notified of future public meeting related to the City of New Orleans Zoning changes and the New Orleans Master Plan Changes.

We hope to submit separate comments on the New Orleans Master Plan 2011 changes as proposed by the 1 December deadline.

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Organizing Representative

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Re: Zoning Comments for Planning District 8 & part of PD 11, Lower Ninth Ward/Bayou Bienvenue Area

Dear Commission and Staff,

We have reviewed the current and proposed zoning maps and feel the need to express the needs of Holy Cross/Lower Ninth Ward neighborhoods that are consistent with approved post Katrina planning documents.

We live in a historic district where residential use and zones are right up against industrial maritime use and zones, particularly along the River. We consider ourselves good neighbors tolerant of established patterns. We comment here that interface of maritime industrial and historic neighborhood demands a level of attention, respect, and cooperation in planning to make it all work. We have not seen this in the guidelines but maybe it should be.

We have appreciated the CPC staff's willingness to work with us to understand these changes, and we generally support the staff recommendations for changes in zoning that reflect actual accepted land use and neighborhood consensus

Here are specific comments:

1. We support rezoning Delery St Riverfront Playground to OS/N. (Delery/MR levee/Tricou extension/Alhambra).
2. We support staff recommendation for MI zoning along Mississippi River except below Jackson Barracks, which we think should be more properly OS/N (Delery to St B Parish line on batture). This section of the Barracks includes remarkable setting of antebellum homes of interest to the public, and viewable from the levee.
3. From Flood St to the St Bernard Parish line, zoned MI and MU1, includes the right of way of the public levee, and we assume and restate this right of use.
4. The levee on both sides of the floodwall between Urquhart St to Florida Avenue you have recommended MI/HI. We do not agree. All neighborhood plans and plans of the Corps of Engineers have this area designated as park/open space/recreation (OS/N). This area has been cleaned up from industrial use at great public expense and has no anticipated industrial use.

5. Zoning lines of the change Map in the stylized "L" shape immediately above Florida Avenue and along Bayou Bienvenue do not show proposed zoning. Lower Ninth Ward communities have an interest in this area and will support OS/N or other suitable designation but would like to know what it is. Please explain.

6. Undeveloped areas along Paris Road above Bayou Bienvenue are marked Industrial Maritime. We propose this area remain undeveloped to keep this marsh from further erosion. Already developed parcels now underused or vacant should be developed here, not existing marshland. Accordingly this area largely should be OS/N.

7. Much of the area above Bayou Bienvenue is labeled CZ, we assume "coastal zone" but have not much explanation as to this classification. We want these areas to thrive as undeveloped protective wetlands, and we hope this is the purpose of the CZ classification and what the staff recommends. Let us know.

8. Please include map information and data up to the Gulf Intracoastal Waterway with District 8 as this is a natural part of our district and remains a vital concern.

Thank you.

John Koefel  
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